

# Michaelston Road, guide price £260,000

- GUIDE PRICE £260,000-£270,000
- COUNCIL TAX D
- Immaculate semi-detached property
- Three generously sized bedrooms
- Generously sized garden
- Close to local schools
- Excellent public transport links
- Garage and off-street parking
- EPC Ratina: C





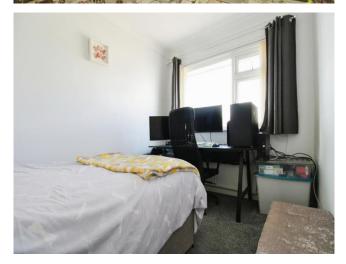




## About the property

This immaculate semi-detached property offers three generously sized bedrooms, kitchen, an open-plan lounge diner, a garage, off-street parking, and garden, all within a neighbourhood with excellent transport links and local amenities, making it ideal for families and couples





 $\mathcal{I}$ 









## **Accommodation**

#### Lounge

#### **Dining Room**

11' 3" x 10' 2" ( 3.43m x 3.10m )

#### Kitchen

10' 8" x 8' 8" ( 3.25m x 2.64m )

#### Bedroom 1

12' 2" max x 11' 2" max ( 3.71m max x 3.40m max )

#### Bedroom 2

10' 8" x 11' 9" ( 3.25m x 3.58m )

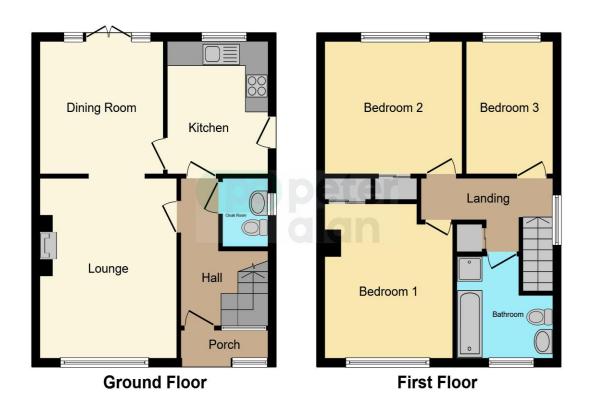
#### Bedroom 3

7' 7" x 10' 9" ( 2.31m x 3.28m )

#### victoriapark@peteralan.co.uk

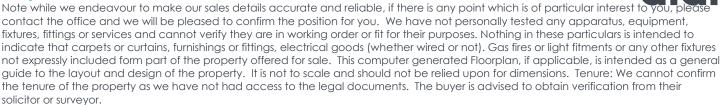


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## **Important Information**



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



